



# Town of Carlisle

MASSACHUSETTS 01741

## Office of PLANNING BOARD

### MINUTES

Meeting of June 22, 1987

Present: Members Sherr, Raftery, Davis, Tobin, Sillers, Leask and Chaput

#### Minutes and Mail

The minutes of June 8, 1987 were reviewed by the members of the Board. No discussion ensued until the amount of the bond under Ledgewood Associates was discussed. The minutes were accepted as read by a unanimous vote, duly seconded, and without change to the bond amount.

#### ANR - Maloney/Kirkness, East Street

A plan drawn by David W. Perley, C.E. dated July 28, 1986, for Alice V. Maloney and Debra and Donald Kirkness on East Street showing two lots, B-1 and C-2. The purpose of the plan was to change the lot line between lot B-1 and C-2. Upon a motion duly seconded the plan was unanimously approved.

#### ANR - Linwood Associates

A plan drawn by Stamski and McNary dated March 11, 1987 for Linwood Associates showing two lots, 2B-1 and 2B-2. The latter is not a building lot whereas Lot 2B-1 is a legal building lot fronting on Russell Street. Upon a motion duly seconded the plan was unanimously approved.

#### ANR - Poole

A plan drawn by Stamski & McNary dated June 19, 1987 for Charles I. and Dorothy C. Poole showing Lots 1 and 2 and Parcels 3, 4 and 5. The plan was originally endorsed on April 28, 1986, but a new plan is required for Land Court purposes. Lot numbers are slightly different, but the new plan is substantively the same as the April 28, 1986 plan, i.e., no lines have changed. Upon a motion duly seconded the plan was unanimously approved.

#### Rodgers Road Subdivision

Mr. Williams suggested a swap of lots under the covenant and requested an extension to complete the road. Presently we hold lots 17 and 14; he wants lot 17 released and to grant lot 7 to the Board under the performance bond. Lot 7 has two frontages and has been the subject of Conservation Commission hearings for overfill in the buffer zone. CV&P has estimated the completion cost as \$93,000 with a 20% contingency fee for engineering and construction with respect to the road. A question was raised as to whether that included all subdivision amenities; Mr. Williams represented that it did. A motion was

made to accept Lot 7 for inclusion within the performance covenant. Duly seconded, the motion unanimously passed. A motion was made to release Lot 17 from the performance covenant and to extend the time for completion of the construction of the ways until December 31, 1987. The motion passed upon unanimous vote. A further motion was made to set the bond amount at \$93,000 including a \$9,300 retainer which will be retained until such time as the road is accepted by the Town.

#### Hamilton Common Driveway Permit for Land off Concord Street

Spencer Brook Realty is the owner. The discussion centered on preferable locations of the connector between Indian Hill and the Bisbee land. Mr. Hamilton indicated that the east side of Concord Street is flatter, wider and probably safer. His side of Concord Street has a stone wall which would force riders and hikers close to the road. A suggestion to show a proposed easement merely on the plan off the common driveway toward the Bisbee land. A motion was made to approve the common driveway upon the condition that a 10 foot wide easement along the portion of Lot 1A that abuts the Bisbee property from Concord Street westerly for a distance of approximately 572 feet to the lot corner be granted to the Town, such easement to be used for walking, riding, skiing and other purposes for which trails are commonly used in Carlisle, but expressly prohibiting motorized vehicles, i.e., solely for purposes of quiet outdoor or educational activities and, further, upon the condition that such easement shall terminate if and when the Town of Carlisle obtains title to the Bisbee land which abuts such easement. The vote was 7 in favor and none opposed.

#### Plan for Entire Town

Cost: to update Town map is approximately \$600. Planning Board was asked for \$200+ contribution toward the effort. Upon motion duly seconded, the vote to approve was unanimous.

#### Resumes and Job Description for Part-time Planning Assistant

It appears that Chapter 39 Sec. 23B allows preliminary screening to be in executive session. Four resumes were received. All four will be interviewed in an executive session by the preliminary screening committee starting at 8:00 P.M. The schedule will be set by Mr. Davis.

#### Master Planning Committee

Next meeting is July 1 at 8:00 P.M. at Mr. Raftery's house on Concord Street.

#### DEQE-Sudbury Letter

The Board voted to support Sudbury's request for support for public hearings on septic systems.

There will be no meetings on the 4th Monday's in July and August unless required by the filing of ANR plans. A motion to adjourn was made at 10:30 P.M.

Respectfully submitted,

Thomas J. Raftery